

Application ref: 2024/0295/P
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Date: 13 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**97-99 Theatre House
Camden High Street
London
Camden
NW1 7JN**

Proposal:

Replacement of an existing commercial shopfront to a ground floor commercial unit and lowering of the internal floor to allow for a level threshold to Camden High Street.

Drawing Nos:

1969-E01-00 Revision P1, 1969-E02-00 Revision P1, 1969-E03-00 Revision P1, 1969-E03-01 Revision P1, 1969-P02-00 Revision P1, 1969-P03-00 Revision P1, 1969-P03-01 Revision P1, Planning Cover Letter 24/01/2024, Design & Access Statement 24.01.2024.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 1969-E01-00 Revision P1, 1969-E02-00 Revision P1, 1969-E03-00 Revision P1, 1969-E03-01 Revision P1, 1969-P02-00 Revision P1, 1969-P03-00 Revision P1, 1969-P03-01 Revision P1, Planning Cover Letter 24/01/2024, Design & Access Statement 24.01.2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is located on the western side of Camden High Street, on the corner of Camden High Street and Mary Terrace. The site is within the Camden Town Conservation Area, and no listed buildings are affected. This application relates to the ground floor of the building which comprises a commercial (Class E) use.

The applicant is seeking permission for the replacement of the existing commercial shopfront of the ground floor commercial unit, and lowering of the internal floor to allow a level threshold to Camden High Street. It is noted that planning permission is not required for the lowering of the internal floor level.

The changes to the shopfront include the replacement of the existing front entrance, the replacement of existing high-level windows on Mary Terrace with 3x larger windows, the replacement of existing sliding doors on Mary Terrace with windows and the replacement of other existing windows on Mary Terrace.

The proposed windows on Mary Terrace are acceptable, and would result the positive of introducing some activity and passive surveillance along the passage. The changes to the existing front entrance are minor, and would not be dissimilar to the existing situation. The proposed materials include aluminium windows and doors to match the existing which is considered acceptable in this context. Overall, the proposal would respect the architectural features of the host building, and upper floors of the building and the character of shopfronts in the area. The works would not be considered harmful to the character and appearance of the conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation

Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the scale, nature and location of the proposal, it would not result in any unacceptable neighbouring amenity effects with respect to the likes of overlooking, daylight or privacy. While the proposal introduces some larger, lower-level windows along Mary Terrace, these are associated with a commercial unit and would not be located in close proximity to other residential units.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, D3 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer